



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR STEPHEN WOODS**

## MINUTES

**NEWINGTON TOWN COUNCIL**  
**Conference Room L-101 Lower Level – Town Hall**  
**7:00 P.M.**

**June 11, 2013**

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The meeting was called to order by Mayor Woods at 7:00 p.m.

### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL**

Councilor Borjeson  
Councilor Bottalico  
Councilor Castelle  
Councilor Cohen  
Councilor DelBuono  
Councilor Klett  
Councilor McBride - absent  
Councilor Nagel  
Mayor Woods

### **Staff Attendees:**

John Salomone, Town Manager  
Attorney Boorman, Town Attorney  
Jamie Trevethan, Executive Assistant  
Linda Irish-Simpson, Clerk of the Council

### **III. PUBLIC PARTICIPATION**

Frank Baldino, 56 Steeplechase Drive: He wanted information on the proposed agreement between Newington and New Britain regarding what rates the Newington residents would be charged for golf fees at Stanley Golf. Mr. Baldino had hoped that the rate would be whatever the New Britain residents would be charged instead of a discounted rate and wanted to know when the new rates would go into effect.

Frank Capalbo, 416 Hartford Avenue: He was concerned at the continued blasting that was being done at the quarry causing a lot of dust and making it difficult to breathe. He stated the blasting was done without the benefit of water spray. After contacting the Town Manager's office, Greg from Health Services called him but stated he was too far away that day to check out the situation. Greg told him to call the Police Department about his issue, and Mr. Capalbo asked if that information was correct and if the

Council could help him with the situation. He was very concerned about the situation continuing since he felt it was a health issue.

Joe Cirigliano, 56 Brentwood Road: As President of Local 2930 he was concerned about a comment made by a "influential person employed by the Town of Newington" who stated Parks and Grounds was a joke and a laughing stock. He felt it was not the employees who should be blamed in Parks and Rec. Mr. Cirigliano stated 7 -8 years ago the Town spent \$50k on an efficiency study. After spending two weeks with the consultant the report indicated the Department needed double the amount of personnel, equipment and 20 seasonal employees to be run efficiently. He commented that in 2013 the Department had the same number of employees, equipment and more work to be done. Mr. Cirigliano felt the Department should be commended for the work being done instead of being called a laughing stock.

#### **IV. REMARKS BY COUNCILORS**

Councilor Bottalico stated he thought the Balf Committee was in charge of complaints like Mr. Baldino's. Councilor DelBuono indicated the Committee usually met annually in October and could meet more frequently if complaints needed to be addressed. Mayor Woods asked Mr. Salomone to look into the complaint and get back to the Town Council.

Councilor DelBuono wanted to reassure the Park and Rec Department employees that she certainly did not agree with the comment made, was impressed every week with the work done by the department and thought that all Councilors felt the same way.

Councilor Klett wondered if it was time to update the study done on efficiency in the Park and Rec Department and if the Council could get copies of it to review. Councilor Bottalico stated he remembered the study and since the cost of the changes was too much, it was not implemented. Mr. Salomone stated the Council was walking a fine line since the union contract was still in negotiations and was mentioned by Mr. Cirigliano because it was a report favorable to the union. The Council had to be careful about being swayed to the union philosophy, but he could get a copy of the report to each Councilor.

Councilor Borjeson indicated the Town received from State aid \$582k more than anticipated and the Board of Education received about \$74k, which was good news for Newington.

Councilor Bottalico mentioned about the proposed legislation regarding the Town being notified when utilities were turned off and that Sandy Nafis had called him to say that although legislation failed in the current term she hoped to rewrite it for the next term.

Mayor Woods commented on the residents' comments: 1. Golf course: it was his understanding that the rates offered to New Britain residents would apply to Newington residents and would be discussed later in the meeting with Attorney Boorman. 2. Blasting: the situation would be looked into, ensure the dust was under control and any blasting met all existing regulations. 3. Union: He wanted to assure the union members and the employees of the Park and Rec Department they were not a laughing stock and were held to the highest standard. The Parks and Rec in Newington compared favorably with any town, and the employees regularly went above and beyond the job on a daily basis.

#### **V. CONSIDERATION OF OLD BUSINESS**

##### **A. Agreement Between Newington and New Britain re: Land Acquisition**

Mayor Woods stated the prior administration discussed the land with New Britain to possibly do the land swap. The land was located in Newington but belonged to the State. When the State no longer wanted the property, Newington had the right of first refusal but had no use for the land locked piece of property. Under the normal process it would have taken too long for Costco to be able to finish the deal with New Britain. By working together the land would be added to Newington's tax roll and resident rates would apply to Newington golfers. He was not sure when it would become effective since it depended on several items falling into place. Mayor Woods also indicated New Britain was setting aside 26 acres of open space.

Attorney Boorman agreed with the Mayor's comments regarding the fees to be charged by New Britain to Newington golfers and would take effect "once the 15.5+- acres is transferred from the State to the City

and shall continue as long as Stanley Golf Course is in operation.” The State legislature voted to approve legislation that would allow the land deal. He explained that the DOT and New Britain would have to go through the process of due diligence as well as going before Newington’s land use boards for regulatory purposes. He was not sure about the amount of taxes that would be paid since it would have to wait for the project to go forward.

Councilor Borjeson moved the following:

**RESOLVED:**

**That the Newington Town Council hereby authorizes the Town Manager to enter into the attached agreement with the City of New Britain regarding the acquisition of 15.5 acres of land owned by the State of Connecticut and located in Newington, for the sole purpose of the COSTCO development project in New Britain.**

The motion was seconded by Councilor Cohen and the motion passed 8 – 0 (Councilor McBride, absent)

**VI. CONSIDERATION OF NEW BUSINESS**

**A. Discussion: Senior and Disabled Center Roof Architect**

Councilor Castelle indicated the Committee interviewed four contractors last week and the Committee felt after careful review of all plans that Kaestle Boos Associates had done the best presentation and shared pictures of the roof after their inspection, which was not done by the other contractors. Councilor Nagel added that the engineering staff of Kaestle Boos was in-house and the other contractors would use outside engineering staff.

Councilor Bottalico expressed concern about the condition of the roof and if the \$755k set aside would be enough for the project. Councilor Castelle stated the contractor agreed the condition of the roof was bad but the amount set aside should be enough though close. Councilors Klett and Cohen agreed that Kaestle Boos was the best candidate for the project and expected good work from them. Councilor Nagel remarked that since the project did not have to be done while school was not in session, it would be scheduled for November when the pricing would be more favorable to the Town.

**VII. RESIGNATIONS/APPOINTMENTS**

None

**VIII. Tax Refunds**

Councilor DelBuono moved the following:

**RESOLVED:**

**That property tax refunds in the amount of \$2,205.97 are hereby approved in the individual amounts and for those named on the “Requests for Refund of an Overpayment of Taxes,” certified by the Revenue Collector, a list of which is attached to this resolution.**

The motion was seconded by Councilor Bottalico and the motion passed 8-0 (Councilor McBride, absent).

**IX. MINUTES OF PREVIOUS MEETINGS (Action Requested)**

**A. May 28, 2013 Regular Meeting**

Councilor Cohen moved to accept the May 28, 2013 regular meeting minutes as submitted and was seconded by Councilor DelBuono. The motion passed 8 – 0 (Councilor McBride, absent).

**X. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC**

None

**XI. COUNCIL LIAISON/COMMITTEE REPORTS**

Councilor Nagel gave a report on the Library Board meeting he recently attended. The Library next spring planned on getting new software, which would be more public friendly. The software would be compatible with the consortium software currently being used. Additional software called Atomic Learning will be purchased to help adults and available only to Newington residents. He stated the Library has been promoting the summer reading program for children, students and adults and many events were planned during the summer. Councilor Nagel indicated strategic planning would be done in house as opposed to hiring an outside firm and the public could find the current strategic plan on the Library's website. Also mentioned was the review of the recently held Road Race and the Annual Board meeting which would be on September 16.

Councilor Nagel indicated that NCTV had applied for a grant to help with interconnectivity, which would eventually be used for software to help the public view NCTV programming in various ways. The Annual Membership meeting will be held on June 27 at Bertucci's at 6:30 p.m. He also stated the Memorial Day Parade could be viewed on NCTV by anyone interested.

Councilor Borjeson attended CCROG's lunch and mentioned that Jackson Lab attended the meeting. He did not realize Jackson Lab was a non-profit organization and found they did amazing work. They were involved in stem cells, in DNA and were currently working on individualized medical cancer care. Jackson Lab could determine in a matter of hours what medication individuals would respond to. Councilor Borjeson thought the company was a tremendous boom for Connecticut and would be close to the busway as well.

Mayor Woods took the opportunity to commend not just the Park and Rec Department employees but electricians, plumbers, library workers, custodians, HVAC, secretaries, café workers, and bus drivers for the work they did above and beyond their daily duties. It did not go unnoticed and was appreciated.

**XII. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone)  
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)**

None

**XIII. REMARKS BY COUNCILORS**

Councilor Borjeson mentioned 1) they received a grant for Newington Junction and a preliminary report received from the consultant that was kicked back to the company to do a more thorough job. The report would be available soon, and he stated there would be a lot of land use, contaminants, who owned the land and other information reported. 2) He stated he visited the New Britain Industrial Museum, which was tremendous and recommended people visit the exhibit. 3) Councilor Borjeson, Mayor Woods, Councilor Cohen and Councilor Nagel recently attended the CERT graduation where 38 people graduated. He indicated that when an emergency arose, the Town would have an additional 38 people who could respond.

Councilor Cohen stated that on June 22 starting at 4 p.m. at Willard and Garfield (corner of Mill Pond Park) the Newington Amateur Radio League would be holding their annual field day and would be open to the public. The emergency radios would be set up and demonstrated over a 24 hour period to show

how the emergency contact system worked. She stated the system would be depended on in the event of a catastrophe and invited the public to see the demonstration.

Councilor Klett read the attached letter into the record.

Mr. Salomone responded he was in the process of setting up a meeting with DOT on some of the issues. At a recent DOT meeting it was explained that train whistles were required to be used whenever construction workers are on the tracks and would stop when construction was done. He reviewed the trees on the East side of Willard and could not see any trees that were removed and indicated there was a good buffer between Starr Avenue and Willard and the tracks. The other side had many trees removed to widen the area for the busway since that was the area the busway and Amtrak intersect. Concrete bumpers and walls have been added to the side that faced Chapman. DOT agreed to check the sounds during construction to ensure the volume did not exceed the maximum allowed.

Eventually when completed, the busway would be quieter than the trains so would not lead to more noise. Mr. Salomone indicated that in the future there would be more trains and high speed trains although the speed through that area would not allow bullet train type speed. Additional sound barriers might be added if indicated in the future.

Mr. Salomone said there might be sound barriers added where the parking area was located but no final design had been approved to date.

Councilor Borjeson indicated the busway and railway representatives were getting better at communicating together but had a ways to go. He also stated that in the area of Cashway Lumber it had become very overgrown and the area had been cleared for construction. The barriers erected on Chapman Street were for the busway and not erected by the railway.

He said DOT was to go out to the site to determine the decibel levels and if there was an issue. The area would not have high speed rail but commuter rail with a stop. The noise level had increased due to the removal of vegetation and trees, but should go away after construction.

Councilor Nagel congratulated the recent Community Response Team graduates and the graduation ceremony would be available on NCTV in the near future. He also mentioned that Bill Austin would be a guest on Common Sense Connecticut to talk about Homeland Security, the Citizen Corps and the CERT program.

Councilor Castelle recently attended the Credit Diploma graduation at the High School and wanted to congratulate the students who graduated during a tremendous ceremony. Most of the students had full time jobs, were in their early 20's and went to school in the evenings.

Councilor Nagel mentioned there will be an Antique Car Show on Thursday sponsored by the Chamber of Commerce. He urged residents to attend the event in Market Square.

#### **XIV. ADJOURNMENT**

Councilor Borjeson moved to adjourn the meeting at 8:22 p.m. and was seconded by Councilor Cohen. The motion passed 8 – 0 (Councilor McBride, absent).

Respectfully Submitted,

Linda Irish-Simpson  
Clerk of the Council

Attachment:

Dear Mayor Woods and Councilors,

We live a block away from the bus stop and future train depot at Francis Ave. I called Engineer Chris Zukowski at DOT on June 3rd, (860) 231-0461 to inquire about the length of the expected drilling that has been going on for the last several months. With windows open now, I was HOPING that they might be coming close to finishing up, however I was told that the project (on the bus way) in this vicinity will go on into the fall. I asked about sound barriers and was told that the previous study that was done indicated sound barriers were needed in the Chapman ST area but not on the other side, where we are, closer to the former Cashway lumber. Clearly their measures of sound disruption needs to be looked at again. I requested that they come out again and measure decibels while drilling is going on. I also think additional trees were cut down and even the trains going through are much louder and blowing horns more often than they used to.

I was of the understanding from the DOT that the noise was going to be addressed prior to working on this. It has been woefully inadequate, to say the least. The State should take into consideration the disruption to peace in our neighborhoods during the construction process and to erect additional sound barriers on the Francis Ave side. The noise is incessantly going on throughout the day from morning to night and it is very annoying, especially now in the warmer weather.

To add to this concern, there are plans for additional trains to be added to the New Haven- Springfield line and a train depot, which will add more to the noise level in our area. This is a residential neighborhood and it is being seriously impacted by these transportation plans with apparently absolutely no consideration of residents living in this area. Just what do high speed trains sound like when they are stopping and starting? I'm sure you must understand that this is not something people are happy about in our formerly quiet neighborhood. I hope that you will request that these projects be reassessed as to the impact on our quality of life and that measures be taken into improve the situation as early as possible.

We would appreciate any help you can give us. Thank you.

Sincerely,

Marge Banach  
145 Starr Ave  
860-666-6535